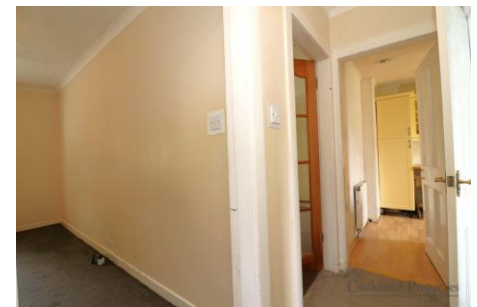




## 101 LOUNSDALE DRIVE, PAISLEY. PA2 9EF.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS ONE BEDROOM ONE DOOR LOWER COTTAGE FLAT, SITUATED IN THE LOUNSDALE AREA OF PAISLEY CLOSE TO ALL LOCAL AMENITIES, SCHOOLS, AND ROAD LINKS WITH EASY ACCESS TO THE M8 MOTORWAY AND GLASGOW AIRPORT. ACCESS TO ENTRANCE VESTIBULE TO ENTRANCE HALL WHICH HAS 2 STORAGE CUPBOARDS AND GREY CARPET. FRONT FACING LOUNGE HAS MARBLE FIRE SURROUND WITH INSERT ELECTRIC FIRE, DARK GREY CARPET AND STORAGE CUPBOARD HOUSING THE ELECTRIC SERVICE METER, KITCHEN HAS AMPLE STORAGE UNITS, SPLASHBACK AND WORK SURFACE; INTEGRATED 4 BURNER GAS HOB, ELECTRIC FAN OVEN, WASHING MACHINE AND UNDER-COUNTER FRIDGE; THERE IS ALSO A STORAGE CUPBOARD. GOOD SIZED FRONT FACING BEDROOM AND FINALLY MODERN SHOWER ROOM HAS 2 PIECE SUITE; LARGE RECTANGULAR SHOWER CUBICLE WITH MIXER SHOWER; HEATED TOWEL RAIL; AND WET WALL. PRIVATE GARDEN TO FRONT, SIDE AND REAR, ALONG WITH COMMUNAL DRYING AREA; EXTERNAL HAS BEEN RE-RENDERED, SOME DEGREE OF INTERNAL UPGRADING REQUIRED, WHICH IS REFLECTED IN THE ASKING PRICE. THIS IS AN DEAL INVESTMENT OPPORTUNITY WITH GOOD RENTAL YIELD, WOULD ALSO SUIT FIRST TIME BUYER.



- ONE BEDROOM OWN DOOR COTTAGE FLAT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ON STREET PARKING
- QUIET, RESIDENTIAL LOCALE
- FRONT, SIDE AND REAR GARDEN
- NEEDS SOME INTERNAL UPGRADING
- EXTERNALLY THE BUILDING HAS BEEN RE-RENDERED

**OFFERS OVER £65,000**

101 LOUNSDALE DRIVE,  
PAISLEY. PA2 9EF.

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ENTRANCE VESTIBULE 4' 9" x 4' 6" (1.44M x 1.38M)

HALLWAY 9' 10" x 3' 0" (2.99M x 0.92M)

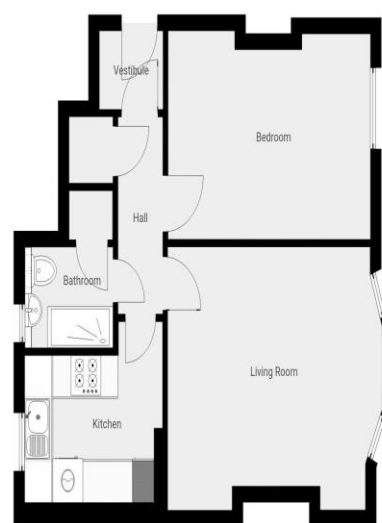
LOUNGE 15' 10" x 13' 3" (4.82M x 4.04M)

KITCHEN 10' 1" x 9' 1" (3.07M x 2.77M)

BEDROOM 15' 1" x 10' 6" (4.59M x 3.19M)

SHOWER ROOM 6' 5" x 4' 10" (1.95M x 1.48M)

REAR GARDEN



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CASTLEHEAD PROPERTIES: LET IT DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Castlehead Properties

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE.



**OFFERS OVER £65,000**